

**INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM**

Property/District Name: Woodcock Farm/Sandy Point Survey Number: WO-11

Project: Woodcock Farm Golf and Housing Development Agency: F/COE

Site visit by MHT Staff: X no yes Name Date

Eligibility recommended Eligibility **not** recommended X

Criteria: A B C D Considerations: A B C D E F G None

Justification for decision: (Use continuation sheet if necessary and attach map)

The above-ground resources which remain at the Woodcock Farm consist of a dwelling and a dairy. The property was developed beginning in the mid-18th century. However, the original two-story brick dwelling with a steep gable roof and internal end chimneys experienced a destructive fire in the early twentieth century. The house was rebuilt with a hip roof and central chimney; its existing appearance, internal fabric and plan date from the twentieth century. The consultant did not carefully examine the one-story stuccoed brick dairy located to the east of the dwelling. Although the eighteenth century outbuilding is collapsing, a photograph reveals a tilted false plate in its roof construction. The landscape has been altered as well with the loss of significant plantings around the house. Additional outbuildings located north of the dwelling no longer survive. The consultant determined that the property was NR eligible under criteria C and D. The Trust disagreed with this termination. The presented documentation demonstrates that the dwelling has lost its architectural and historical integrity as an 18th century resource. Regarding Criterion D, archeological investigations on the property may yield important information. However, archeological investigations were outside the scope of this federally-assisted undertaking. The current property owner/developer of Woodcock Farm has agreed to transfer approximately 114 acres to the National Park Service, the adjacent property owner.

Documentation on the property/district is presented in: Maryland Inventory form

WO-11, determination of eligibility report, see compliance file MHT letter of 9/29/95

Prepared by: Heite Consulting

Lauren Bowlin 10/04/95
Reviewer, Office of Preservation Services Date

NR program concurrence: ✓ yes no not applicable

Orlando Roberts 10-10-95
Reviewer, NR program Date

gms

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

☒ Eastern Shore (all Eastern Shore counties, and Cecil)
☐ Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
☐ Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
☐ Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

☐ Paleo-Indian 10000-7500 B.C.
☐ Early Archaic 7500-6000 B.C.
☐ Middle Archaic 6000-4000 B.C.
☐ Late Archaic 4000-2000 B.C.
☐ Early Woodland 2000-500 B.C.
☐ Middle Woodland 500 B.C. - A.D. 900
☐ Late Woodland/Archaic A.D. 900-1600
☐ Contact and Settlement A.D. 1570-1750
☒ Rural Agrarian Intensification A.D. 1680-1815
☒ Agricultural-Industrial Transition A.D. 1815-1870
☒ Industrial/Urban Dominance A.D. 1870-1930
☐ Modern Period A.D. 1930-Present
☐ Unknown Period (☐ prehistoric ☐ historic)

III. Prehistoric Period Themes:

☐ Subsistence
☐ Settlement
☐ Political
☐ Demographic
☐ Religion
☐ Technology
☐ Environmental Adaptation

IV. Historic Period Themes:

☒ Agriculture
☒ Architecture, Landscape Architecture, and Community Planning
☐ Economic (Commercial and Industrial)
☐ Government/Law
☐ Military
☐ Religion
☐ Social/Educational/Cultural
☐ Transportation

V. Resource Type:

Category: buildingsHistoric Environment: ruralHistoric Function(s) and Use(s): domestic/single dwelling agricultural/dairy

Known Design Source: _____

Capsule Summary

Wo - 11

Woodcock House

Berlin vicinity, Worcester County

Private

The Woodcock house is significant as an example of an upper-class farmer's house of the middle eighteenth century. Only the walls survive above ground of the eighteenth-century house. Archaeological remains in the ground and in the surviving fabric may shed considerable light on building practices and domestic life. Only one outbuilding, a brick dairy, survives.

Captain Charles Rackliffe, the reputed builder, held extensive properties and conducted trade in tobacco, corn, wheat, and timber.

Maryland Historical Trust

State Historic Sites Inventory Form

Maryland Inventory of Historic Properties

1. Name (indicate preferred name)

historic Dirickson Farm

and / or common Woodcock House (preferred), Sandy Point, Wo-11

2. Location

street & number 2,000 feet southwest of the National Park Service Visitor's Center on Route 611 in Worcester County, and 800 feet west of Sinepuxent Bay

city, town Berlin ☒ vicinity congressional district 1st

state Maryland county Worcester

3. Classification

Category
☒ site

Ownership
☒ private

Status
☒ unoccupied

Present Use
☒ agriculture

Public Acquisition
☒ in process

Accessible
☒ no

4. Owner of Property (give names and mailing addresses of all owners)

name Thomas H. Ruark, Inc.

street & number P O Box 1752 (4920 Snow Hill Road) telephone no.: 749-0193

city, town Salisbury state and zip code Md. 21802

5. Location of Legal Description

courthouse, registry of deeds, etc. Worcester County clerk of the court liber

street & number Snow Hill, Maryland folio

6. Representation in Existing Historical Surveys

title Maryland Historical Trust Historic Sites Inventory, volume 2, entry number WRCS 11

date 1973 (publication date) ☒ state

depository for survey records Maryland Historical Trust

city, town 100 Community Place, Crownsville, Maryland

7. Description

Survey No. Wo-11

Condition

Check one

Check one

☒ fair

☒ altered

☒ original site

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

CONTRIBUTING RESOURCE COUNT: 3

The Woodcock Farm complex contains three contributing resources: an eighteenth-century brick house, a brick dairy, and the archaeological remains of a farmstead that includes an apparently artificial rectangular terrace. Wooden parts of the house have been replaced during the twentieth century, but the brick walls remain largely intact. The dairy roof has fallen, and its windows and doors are missing. No other outbuildings survive, but their locations are clearly visible.

The two-story brick house is nearly square (33'3" by 37'7"), with a one-story wing to the north. Symmetrical three-bay ashlar stuccoed facades appear on the east and west. Fenestration on the sides is irregular, however. Brickwork on the main house is Flemish bond. On the north and south walls, where stucco is missing, glazed headers can be seen, possibly in a decorative pattern.

Water table treatment consists of a header course projecting about 1.5 inches beyond the plane of the wall above. Sloped stucco atop the header course gives the appearance of a chamfered water table.

A twentieth-century hipped roof, with an exaggerated 28-inch eave projection, has replaced the original gable. A chimney projects from the peak of the roof. Exposed roof framing consists entirely of circular-sawn lumber, secured with wire nails.

According to an old photograph reprinted by Touart (1994:242), there was a portico on the west facade, which has been replaced by a simple concrete step. Also missing is the gable roof, which featured a "Tudor" kicked eave treatment. The photograph also shows a pair of relatively large attic windows, which are an unusual feature in this locality.

The interior of the house is arranged in a four-room plan, without a central passage. First-story floors are finished in modern narrow hardwood, while the upstairs floor is wider pine. Extending from the west doorway to center of the house is a brick partition, one brick-length thick, that terminates in the modern central chimney. A length of old raised-panel dado has been attached to this wall with wire nails. This panelling is said to have come from the Genesar house (c. 1725-1735) nearby.

A staircase, three feet wide and open on one side, gives access to the second floor from a passage next to the east entry. The turned newel post indicates early-twentieth-century date for this feature. The plastered wall below the stair contains sawn lath and hair binder.

During the first twentieth-century rebuilding, interior faces of the exterior walls were plastered directly on the brick, and covered with wallpaper. The thick layer of plaster obscured all evidence for changes in the brickwork, including the former interior end chimneys.

Bisecting the first floor is a sheetrocked stud wall constructed of modern "dimension" lumber, 3.5 inches thick. The ends of this wall are near the locations of the former end chimneys, which are supposed to have served corner fireplaces.

At a later date, the interior faces of the brick exterior walls were furred out and covered with a paperboard wall material commonly known as "beaver board," to which a chair rail was applied. More wallpaper covered the paperboard wall, and in one case composition panelling has been installed below the chair rail.

Upstairs, there have been fewer alterations from the early twentieth-century rebuilding. A bathroom has been installed in the passage at the foot of the stairs to the attic, and a kitchen has been added. The bathroom is lighted by a small window in the east facade. The chimney still contains the ceramic "thimble" or "crock" to receive a stovepipe on the second floor. The attic remains unfinished.

7.1 Description, continued

At least three major twentieth-century remodellings can be seen in the surviving fabric. According to local informants, the original wooden parts of the house were destroyed by fire early in the twentieth century, when the current roof and frame were installed. Major visible features of this remodelling are the roof, the central chimney, and the staircase.

Moisture problems may have prompted the next remodelling, when the interior faces of the exterior walls were furred out.

At a later time, within the past forty years, the house was again remodelled with the addition of the plasterboard cross wall. This remodelling probably included installation of the boiler in the kitchen wing and central heat.

Stucco was applied to the exterior of the house on at least two occasions. The first application, during the nineteenth century, was a thin coat with ashlar scoring. During the twentieth century, the stucco was patched with portland cement, including a patch over one of the south window openings. Yellow paint was later applied over the stucco, and over bare bricks where they were exposed.

The kitchen wing apparently was added during the first half of the nineteenth century. Its west wall is stuccoed, but part of the stucco is missing from the east wall. A patch of apparently original brickwork has been exposed, to exhibit relatively smoother bricks laid in Flemish bond with narrower joints than the bricks of the main house. The northeast corner of the kitchen wing, including the chimney, is modern, with machine-made stiff-mud brick laid in common bond with simple concave mortar joints. The interior of the kitchen wing consists of a modern kitchen, a passage, and a boiler room.

The eighteenth-century dairy is a stuccoed brick building, not aligned to the main house, standing to the east, on the edge of the domestic yard, roughly 15' by 12'. Its gable roof has fallen, and its door and window trim is missing.

Surrounding the house are the remains of a landscaped domestic yard and a working farmyard, remnants of which are visible on the ground.

On the south and east, the yard consists of a rectangular raised platform, clearly artificial, that creates a visual break with the surrounding agricultural fields. On the north and west, a modern farm road has cut deeply into the site, obscuring any intentional landscape features that might have existed. Several outbuildings appear north of the house in the old photograph, and several are known from the documents. An earlier brick kitchen, the dairy, and several wooden outbuildings are mentioned in a document from 1808. More recent outbuildings are evident from the surface configuration of the north lawn.

Maryland Comprehensive Historic Preservation Plan

Geographic Organization: Eastern Shore

Chronological / Development Periods: Rural Agrarian Intensification, A.D. 1680-1815

Historic Theme: Architecture, landscape architecture, and community planning

Resource Type: Site

Historic Environment: Rural

Historic Function and Use: Dwelling and Farmstead

Known Design Source: none

8. Significance

Survey No. Wo-11

Period Areas of Significance—Check and justify below

☒ 1700-1799

☒ archeology-historic

☒ architecture

Specific dates unknown

Builder / Architect unknown

check

Applicable Criteria: ☐ A ☐ B ☐ C ☒ D

and/or

Applicable Exception ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The brick walls of the main Woodcock house are the only visible signs of its eighteenth-century origins. In spite of massive reconstruction, the surviving fabric retains considerable evidence that could be used for retrieving its history. The surrounding yard appears to be relatively undisturbed, so that archaeologists may be able to retrieve evidence about the original plans and activities that have taken place on the site.

Captain Charles Rackliffe, who is believed to have built the house, died in 1752, leaving a large agricultural and timber operation. During the latter part of the nineteenth century, it was owned by James Dirickson, whose farm contained 600 acres. Early in the twentieth century, according to informants, the house burned to the ground and the brick gables were pushed into the cellar. The present interior, trim, and roof were installed at that time.

When it was built, the design of the house was stylish within the local context. Refined features that reflected local style preferences included a "Tudor" eave kick and a glazed header pattern, both of which are found on St. Martin's Church (1756), All Hallows Church (1748), and Genesar house (c. 1725-1735). The churches are further embellished with rubbed and gauged brick decorations.

The original design of the house represented a transition from traditional building customs to the formalism of the Georgian period. Symmetrical three-bay facades reflect an appreciation for Georgian ideals of balance, which is found on the churches as well. Curiously, the windows on the north and south walls are irregularly spaced, which is uncommon among Georgian-inspired houses in Delmarva.

The imposing site, on a hill that may have been artificially created or augmented, is another indication that the builder was intending to make an architectural statement. The local topography did not permit the falling terraces that typify stylish houses of the period, but there clearly was an intent to set the house apart from its landscape.

A different kitchen was located near the house in 1808, when a valuation described a brick kitchen 20 by 30 feet. The present kitchen wing appears to have been built during the first half of the nineteenth century, based on the brickwork that is visible.

Stucco was applied during a remodeling episode sometime in the nineteenth century. The initial coat of stucco was thin and well executed, with scribed ashlar pattern. Stucco coats on older brick houses became popular early in the nineteenth century, initially under the influence of such architects as Benjamin Henry Latrobe, William Strickland, and their contemporaries.

8.1 Significance, continued

The Woodcock house contains elements that demonstrate the transition from decorated walls to the smooth finishes preferred during the first half of the nineteenth century. Patterned decorative brickwork, including diapering and other colored designs, had been popular since Tudor times, but became gradually less popular during the second half of the eighteenth century. "Palladian" ideals of smoothness could be expressed on brickwork because of technological improvements during the same period. The surviving brickwork of the kitchen wing reflects this smoother ideal, with even-colored bricks laid in precise, thin mortar joints. During the first half of the nineteenth century, pressed face bricks carried smoothness to an extreme.

"Roughcasting," as stucco coating was sometimes called, continued to be used through much of the nineteenth century, both for new construction and for remodelling. It was a convenient device for disguising alterations in brick (and sometimes frame) buildings. When a window on the Woodcock house was plugged during the present century, the plug was stuccoed. The stuccoed north wall may conceal changes to the fenestration that resulted from the kitchen addition.

The floor plan that exists today is a product of the present century. Evidence now available could support a conjectural plan of four rooms to a floor, with corner fireplaces vented through interior end chimneys. Only a detailed archaeological examination of the walls, the basement, and the yard can provide the necessary data for a definitive description of the original appearance and plan.

Archaeologically, the site holds considerable promise. The south and east yards appear to have been graded to form a landscaped platform at some time early in the history of the house. Such landscaped areas seldom contain domestic refuse disposal or activity areas, but they may retain a stratified record of changes in grade. These two yards may therefore be expected to yield information pertinent to the history of landscaping on the property.

On the north and west, the topography is less well defined. Domestic and agricultural activity areas appear to be confined to the north side, where the edges of the existing hill define site limits.

9. Major Bibliographical References

Survey No. Wo-11

Ash, Louise, editor
1993

Articles for Consideration: 250 years of history Worcester County, Maryland, 1742-1992. Worcester County Commissioners, Snow Hill.

Heite, Louise B.
1969

"A survey Richmond brickwork, 1790-1856," *Quarterly Bulletin Archeological Society of Virginia*, volume 23, number 3, 1969, pages 153-156 (March).

Maryland Historical Trust
1973

The Maryland Historical Trust Historic Sites Inventory, Volume Two, Lower Eastern Shore.

Maryland Historical Trust
1986

The Maryland Comprehensive Historic Preservation Plan

Touart, Paul Baker
1994

Along the Seaboard Side: The Architectural History of Worcester County, Maryland. Worcester County Commissioners, Snow Hill.

10. Geographical Data

Survey No.

Acreage of nominated property:

Approximately two
(by estimation of demonstrated
topographical boundaries)

Quadrangle name Tingle's Island

Quadrangle scale 7.5 minute, 1:24,000


Verbal boundary description and justification

The south boundary is the current edge of the cultivated field, a straight line parallel to the south wall of the house. This sharp change in elevation appears to be at least partly artificial. The east boundary is marked on its south end by a similar sharp declivity, which becomes less pronounced to the north, near the dairy. Across the present driveway from the house, to the north, the topography is less regular, but there is a distinct hill, on which outbuildings stood. The north and west boundaries generally follow the perimeter of this hill.

11. Form Prepared By

Edward F. Heite
Heite Consulting
P. O. Box 53,
Camden, DE 19934

October 1995
302-697-1789

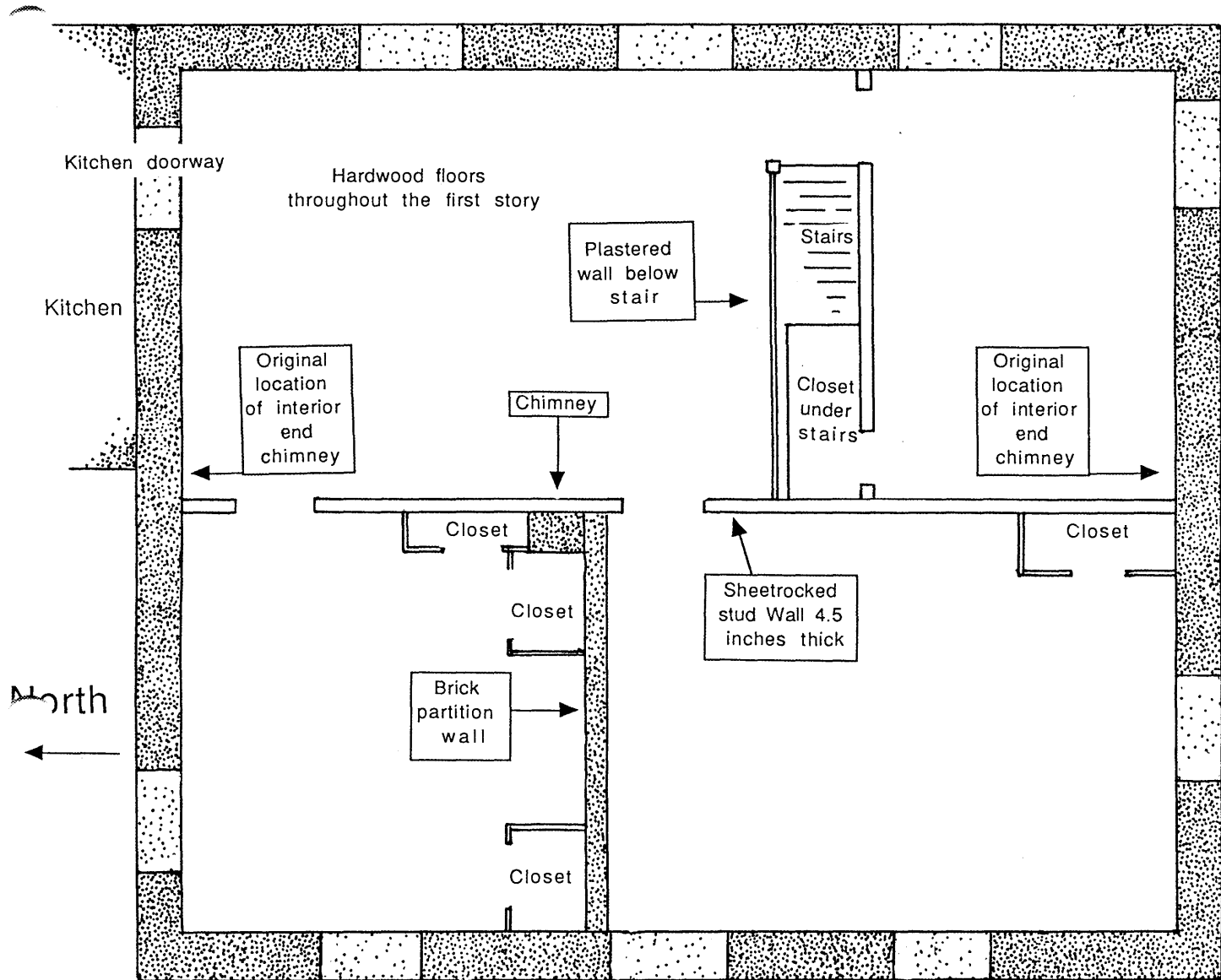
| | | | |
|---|--|--|--|
| 1. STATE Maryland COUNTY Worcester TOWN Berlin VICINITY Sinepuxent Neck STREET NO. see below *location ORIGINAL OWNER ORIGINAL USE dwelling PRESENT OWNER PRESENT USE dwelling WALL CONSTRUCTION brick NO. OF STORIES 2 | | HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY WO-11 | |
| | | 2. NAME Sandy Point DATE OR PERIOD 18th century STYLE Georgian ARCHITECT BUILDER | |
| | | 3. FOR LIBRARY OF CONGRESS USE | |
| 4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC NO <p>The present appearance of Sandy Point is much like a plain twentieth-century house with nearly a pyramid roof, over two full stories of stuccoed masonry painted yellow. nonetheless, the shell of the house dates from the middle eighteenth century and the interior retains one section of raised panel dado. The remainder, presumably was destroyed by fire around the turn of the century.</p> <p>The building is three bays long and two bays deep and has a one-story brick (stuccoed) wing, three bays long and one bay deep to the north. There is a chimney located in the center of the hipped roof and one on the north gable of the kitchen.</p> <p>[continued on reverse side]</p> | | | |
| 5. PHYSICAL CONDITION OF STRUCTURE Endangered NO Interior GOOD Exterior GOOD | | | |
| *location: Route 611, 2.8 miles south of Route 376 (southeast) | | | |
| 6. LOCATION MAP (Plan Optional)  | | 7. PHOTOGRAPH | |
| 8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC. Forman, H.C., Tidewater Maryland Architecture & Gardens, Architectural Book Pub. Co. 1956, pp 12, 15, 37. WPA Guide pp. 449. | | 9. NAME, ADDRESS AND TITLE OF RECORDER Michael Bourne MD. HISTORICAL TRUST BOX 1704 ANNAPOLIS, MD. 21404 DATE OF RECORD August 1969 | |

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

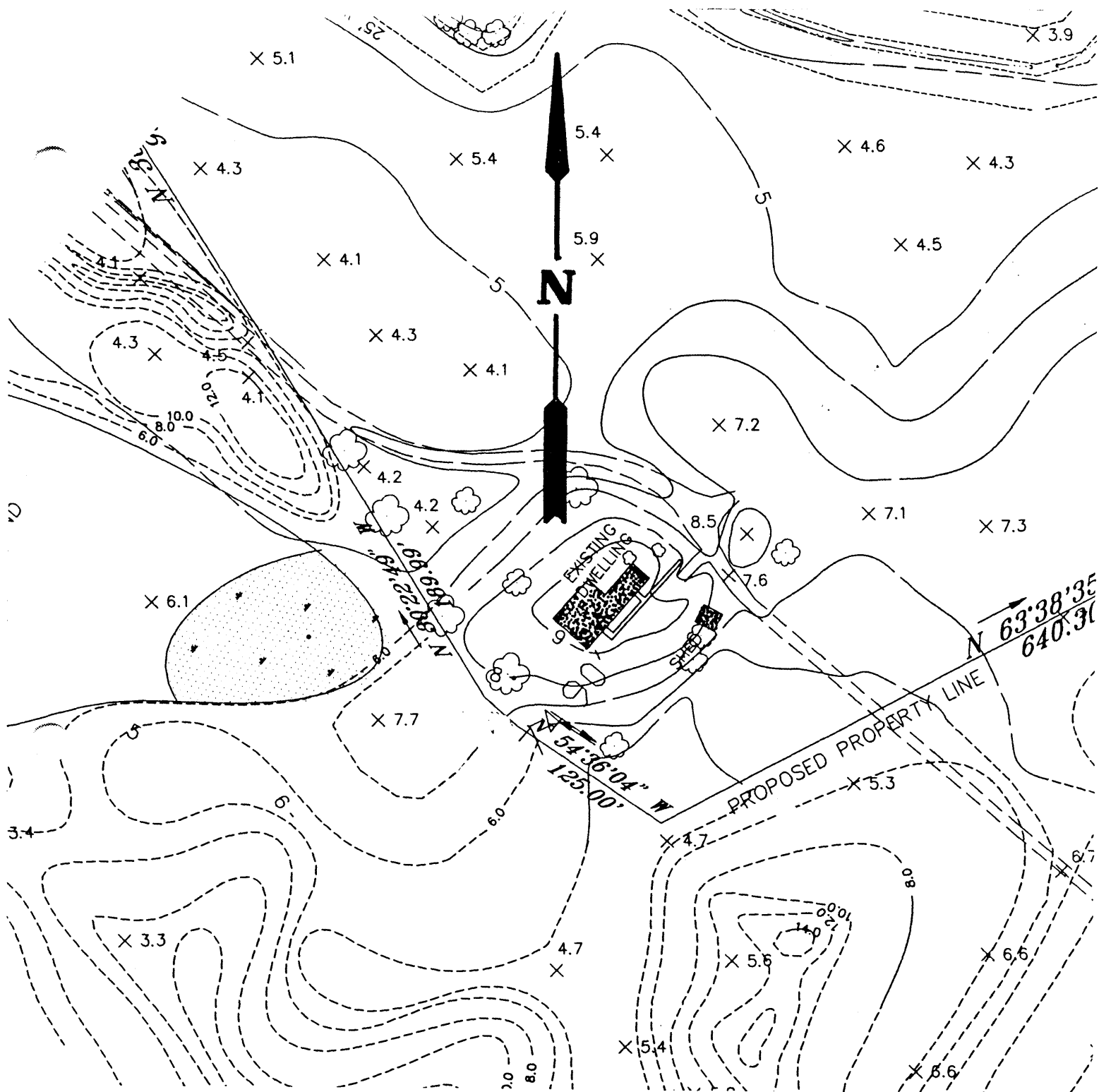
Some of the windows have been bricked-up on the south side of the house, which used to have a gable. The original appearance of the house can be seen in an old photograph in H. C. Forman's Tidewater Maryland, Architecture and Gardens, pp. 37.

A stuccoed brick spring house also remains on the property.

It is located on a farm overlooking the Sinepuxent Bay and Assateague Island.



Old photo
shows portico
roof here



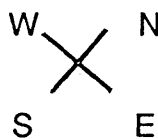
From a map provided by Lawrence T. Whitlock Associates, Inc

Existing topography inside the proposed Park Service conveyance is shown in solid lines. Dashed lines indicate proposed topography in the property to be retained by Ruark.

WO-11



Scale
100 Feet



Orientation of
house as described
in the attached text

Woodcock Farm

Site plan showing environment of house

List of photographs

1. View of the Woodcock farmhouse from a location and angle similar to the early photo
2. View of the south wall, from roughly the same angle as the early photo
3. West Elevation
4. North Elevation
5. East Elevation
6. View of the kitchen wing from the northeast
7. Detail of the center of the south wall, showing Flemish bond above and below water table, with glazed headers
8. Right window, second floor, south wall, showing patches in stucco
9. View of the dairy, as seen from the house
10. Southeast corner of the dairy
11. View of the dairy from the east, with the house in the background
12. View from the dairy, down the lane toward the bay
13. West Doorway
14. Newel post near the east doorway
15. Plasterboard central wall with original brick partition wall exposed
16. Raised panelling attached to the central brickpartition wall, showing junction with the plaster board central wall, where the panelling has been cut
17. Window on south wall of southwest room



WO 11

Woodcock
House

Worcester, Rd
Edward Heite
Sept. 1995

View from SW

1/17



W O 11

Woodcock House

Worcester, MA

Edward Heite

Sept. 1995

South wall
from southwest

2/17



WO 11

Woodcock
House

Worcester, MA.

Edward Heite

Sept. 1995

West elevation

3/17



WO 11

Woodcock
House

Worcester
Md.

Edward Heite
Sept. 1995

North Elevation

4/17



W 0 11

Woodcock
House

Worcester, Ma

Edward Heite

Sept. 1995

East Elevation

5/5



WO 11

Woodcock
House

Worcester, Mass.

Edward Heite

Sept. 1995

North end,
From Northeast
6/17



Wo 11

Woodcock
House

Worcester, Md.

Edward Heite

Sept. 1995

Detail, south wall

7/17



WO 11

Woodcock
House

Worcester, Md.

Edward Heite

Sept. 1995

Detail, S. wall

8/17



W O 11

Woodcock House

Worcester, Md.

Edward Heite

Sept. 1995

Dairy from west

9/17



W O U

Woodcock
House

Worcester, Md.
Edward Heite

Sept. 1995

Southeast
Corner of Dairy

10/17



WO 11

Woodcock
House

Worcester, Md.

Edward Heite

Sept. 1995

Dairy from East

11/17



WO 11

Woodcock House

Worcester, Md.

Edward Heite

Sept. 1995

View down lane
eastward

12/17



WO 11

Woodcock
House

Worcester, Md.

Edward Heite

Sept. 1995

West door

13/17



WO 11

Woodcock House

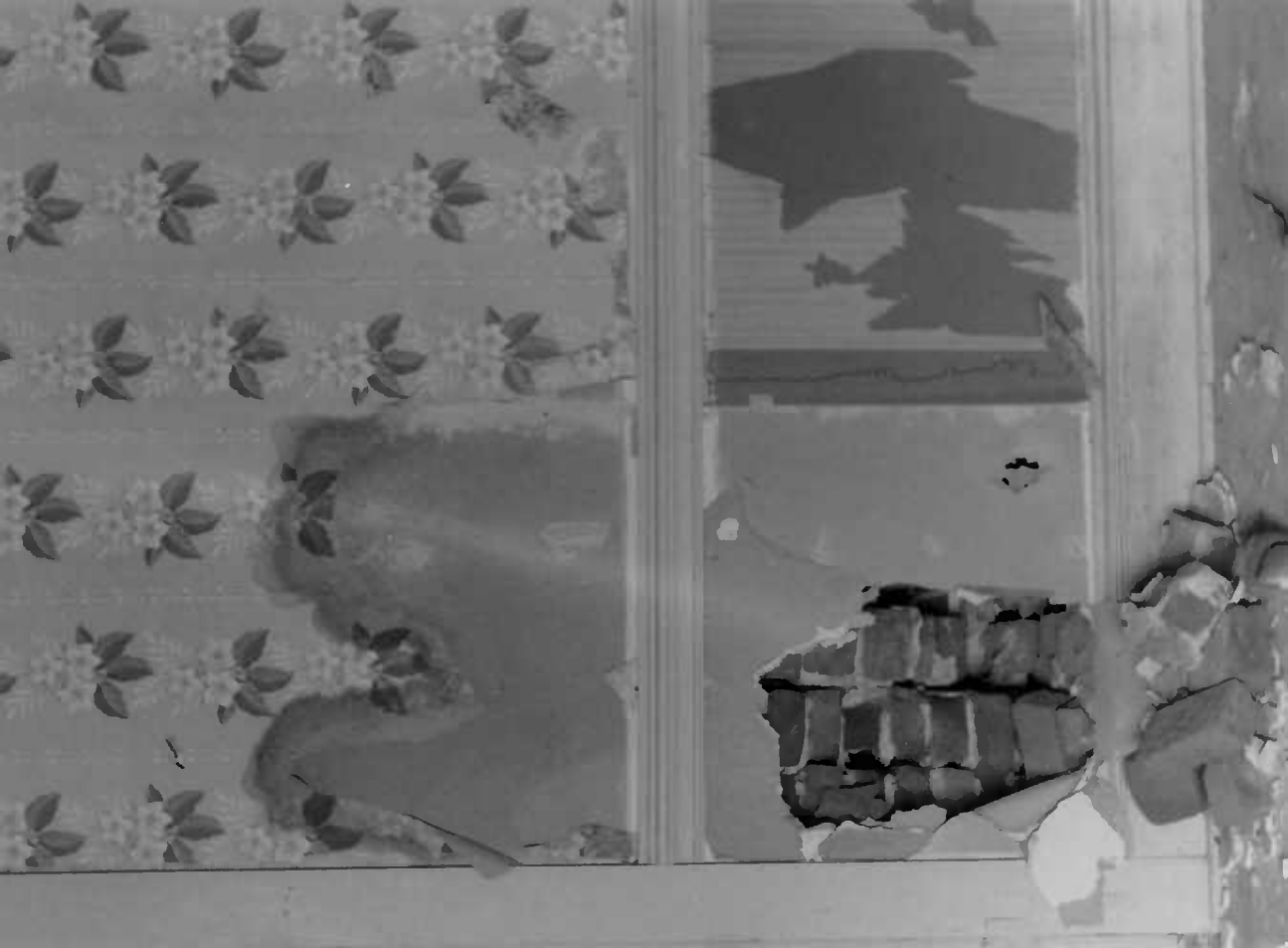
Worcester, Md.

Edward Heite

Sept. 1995

Newel Post

14/17



W011

Woodcock
House
Worcester, MS

Edward Heite
Sept. 1995

Partition and
Chimney at
Center, first floor

15/17



W 0 11

Woodcock
House

Worcester, Md.

Edward Heite

Sept. 1995

Dado alleged
to be from

Genesar

16/17



W011

Woodcock
House

Worcester, Md

Edward Heite

Sept. 1995

West window
South 1st Floor

17/17



Sandy Point - WO-11

MOB

8/69



• AUG • 69

Sandy Point - WO-11

mob

8/69